

2012 Comprehensive Plan Code Amendment Package				
Section	Code Cite	Current Code	Proposed Change	Comment
Comprehensive Plan Adoption				
2	20.12.010	Adopts the comprehensive plans through 2008	Adopts the 2012 Comprehensive Plan	
Climate Exchange Fund				
3	4.08.057	Used for sale and purchase of carbon credits from the Chicago Climate Exchange and other emissions trading programs.	Delete references to the Chicago Climate Exchange (CCX)	King County is no longer participating in CCX.
Four to One Program				
5	20.18.170	Four to one program expired December 31, 2011	Extends four to one program to December 31, 2015	
6	20.18.180	<ul style="list-style-type: none"> Establishes standards for lands to be added to the urban area through the four- to-one program and for the open space 	<ul style="list-style-type: none"> Adds requirement that drainage facilities to support the urban development must be located in the urban area. Adds requirement that land retained as open space is not needed for facilities necessary to support the urban development Deletes allowance for use of the open space for natural appearing stormwater facilities 	Policies U-185 through U-187
SITUS File References				
4	20.12.050	Official zoning is contained in the SITUS file.	<ul style="list-style-type: none"> Official zoning is contained geographic system data layers maintained by King County. In case of a discrepancy between the data layer and the map or document adopted by ordinance, the map or document controls. 	The SITUS file is no longer maintained
7	21A.04.150	P-suffix conditions are shown in the SITUS file.	P-suffix conditions are contained geographic system data layers maintained by King County.	

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8	21A.04.160	Special district overlay conditions are shown in the SITUS file.	Special district overlay conditions are contained geographic system data layers maintained by King County.	
26	21A.06.1177	Definition of "SITUS file"	Repealed	
Critical Areas				
9	21A.24.311	Critical aquifer recharge area map adopted by ordinance in 2008.	The critical aquifer recharge area map is updated	Takes into account new information since the 2008 update.
10	21A.24.381	Establishes standards for locating aquatic habitat restoration projects in the APD. <ul style="list-style-type: none">Projects must result in a net benefit to agricultural productivityProjects must be identified in specific plans, including farm management plans and King County functional plans	Revises the standards as follows: <ul style="list-style-type: none">Flood restoration and mitigation reserve projects are includedProjects, in conjunction with projects DNRP identifies, must improve agricultural productivityProjects must be consistent included in or consistent with WRIA plans, Flood Plans, or other similar watershed scale plans	Policy R-648
11	21A.24.382	Wildlife habitat conservation area development standards established for specific species, including red tailed hawk.	Red tailed hawk specific development standards are deleted.	Policy E- 418e Red tailed hawks have been removed from the comprehensive plan as a species of local concern
12	21A.24.383	County may reduce the habitat conservation for specific species, including goshawks, peregrine falcons, and red tailed hawks, based on a critical areas report.	Authorization to reduce conservation area for goshawks, peregrine falcons, and red tailed hawks is deleted.	Policy E- 418e Red tailed hawks have been removed from the comprehensive plan as a species of local concern.
Fall City Special District Overlay				
25	New Section 21A.38		Establishes standards for the Fall City Business District Special District Overlay	Area Zoning Study for Fall City

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Transfer of Development Rights (TDR)				
13	21A.37.030	Reference in TDR code to "shorelands" as defined in the RCW	Replaces reference to shorelands with reference to "shoreline jurisdiction"	"Shoreline jurisdiction" is now defined in Ch. 21A.06
14	21A.37.040	<ul style="list-style-type: none"> R-1 Urban Separator sending sites have a base density of 4 dwelling units for purposes of the TDR program The number of development rights for a sending site is established in a TDR certificate letter of intent. 	<ul style="list-style-type: none"> R-1 Urban Separator sites have a base density of 2 du for purposes of the TDR program. References to the certificate letter of intent are changed to a TDR qualification report. The report is valid for 5 years. 	<ul style="list-style-type: none"> Reducing allocation of TDR from 4 to 2 per acre on Urban Separator sending sites puts RA, A and F zoned properties on equal footing with the US properties. KC has historically seen an excess amount of US TDR credits and many less rural, F and Ag credits being transacted. The goal moving forward is to level the playing field between these rural/resource and R-1 sending site TDRs. Removes duplicative process; TDR qualification report has language that serves the same purpose as a letter of intent.

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15	21A.37.050	If not all development rights have been transferred from a sending site, the remaining allowed units may be constructed on the buildable portion of the property.	Remaining dwelling units must be located in a single, contiguous reserved residential area adjacent to any existing development or roadways.	Identifying the general area of the sending site property where future development is allowed is necessary to ensure protection of the conservation values on the property at the time the County places the easement.
16	21A.37.055	An urban receiving site that purchases rural TDRs may include estimated greenhouse gas emission reductions in calculating the receiving sites greenhouse gas emissions	Clarifies that the emissions are transportation related and that the estimate is made by KC DNRP.	The TDR program has methodology to determine the GHG emission reduction realized through transportation-related emissions reductions via TDR; not sequestration.
17	21A.37.060	<ul style="list-style-type: none"> As part of a TDR for a sending site, a conservation easement is required. On F zoned sending sites, a forest stewardship plan is required and must include a description of the site's forest resources and the long term objectives for the site. 	<ul style="list-style-type: none"> Clarifies that the conservation easement must meet the requirements established in K.C.C. 21A.37.050. The forest management plan on a F zoned site also serves as a present conditions report documenting baseline conditions of the property. 	Documentation of the baseline or present conditions on an F-zoned property is needed. This is the standard for RA and A zoned properties.
18	21A.37.090	A written report is issued by DNRP documenting the interagency review committee's decision on a sending site certification.	The written report is renamed the "TDR Qualification Report"	

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19	21A.37.080	The TDR certificate of intent evidences a property's qualification as a sending site.	References to the certificate of intent is replaced by references to the "TDR Qualification Report"	Removes duplicative process; TDR qualification report has language that serves the same purpose as a letter of intent.
20	21A.37.100	The purpose of the TDR bank includes the purchase and sale of development rights.	The purpose of the TDR bank in purchasing and selling TDRs is to bridge the time gap between willing sellers and buyers of development rights.	Clarifies the role the TDR Bank plays in implementing the TDR program and TDR market
21	21A.37.110	The TDR certificate of intent evidences a property's qualification as a sending site.	References to the certificate of intent is replaced by references to the "TDR Qualification Report"	Removes duplicative process; TDR qualification report has language that serves the same purpose as a letter of intent.
22	21A.37.130	The TDR bank may sell development rights to a city through an interlocal agreement between the city and county.	The TDR bank may also sell development rights to a city that has adopted the Wash Dept. of Commerce TDR administrative rule.	Commerce has adopted an administrative rule that cities and counties can adopt in lieu of an ILA.
23	21A.37.140	The TDR bank may sell development rights only to a city that has entered into an interlocal agreement with the county.	The TDR bank may also sell development rights to a city that has adopted the Wash Dept. of Commerce TDR administrative rule.	
24	21A.37.150	TDR amenity funds generally may not be spent in a city without an interlocal agreement. One exception is if the executive authorizes an expenditure of up to 12,000	Amenity funds may be spent without an interlocal agreement upon authorization by the TDR executive board rather than the Executive.	For small amounts, requiring King County Executive authorization is unnecessary. The TDR Exec Board consists of department directors.